STATE MS.-DESOTO CO.

SUBSTITUTE TRUSTEE'S DEED

JUN 25 | 1 30 AM '01

STATE OF MISSISSIPPI COUNTY OF DESOTO

WHEREAS, on the 3rd day of September, 1998, Walter Coleman Spicer and Rachel A. Spicer, husband and wife, executed and delivered a certain Deed of Trust unto Transcontinental Title Co., Trustee for Mortgage Corporation of America, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1036 at Page 726; and

WHEREAS, on the 24th day of August, 1999, Mortgage Corporation of America, assigned said Deed of Trust unto Bankers Trust Company of California, N. A., as custodian or trustee, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1310 at Page 287 and re-recorded in Book 1317 at Page 795; and

WHEREAS on the 28th day of February, 2001, the holder of said Deed of Trust substituted and appointed John C. Morris, III, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1310 at Page 290 and re-recorded in Book 1317 at Page 798; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, John C. Morris, III, Substitute Trustee, advertised the sale of the following described real property by Substituted Trustee's Notice of Sale, dated the 14th day of May, 2001, by posting same at the bulletin board near the Main front door of the DeSoto County Courthouse and by publishing said Notice in the DeSoto Times Today for four (4) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 15th day of June, 2001, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the Main front door of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, John C. Morris, Ill, Substitute Trustee, did on the 15th day of June, 2001, within legal hours, offer for sale and did sell, to the highest bidder for cash at the Main front door of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

LOT 802, SECTION D, GREENBROOK SUBDIVISION, IN SECTION 19, TOWNSHIP I SOUTH, RANGE 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGIN AT A POINT IN THE SOUTHERLY LINE OF MILLCREEK PLACE 173.65 FEET NORTHEASTWARDLY FROM THE TANGENT INTERSECTION OF THE SOUTHERLY LINE OF MILLCREEK PLACE WITH THE EASTERLY LINE OF BRIDGEWOOD DRIVE, SAID POINT BEING THE NORTHEAST CORNER OF LOT 801; THENCE NORTHEASTWARDLY 7.0 FEET ALONG A CURVE TO THE RIGHT HAVING AN INTERNAL RADIUS OF 100 FEET TO A POINT OF REVERSE CURVATURE IN THE SOUTHERLY CUL-DE-SAC LINE OF MILLCREEK PLACE; THENCE CONTINUE NORTHEASTWARDLY 43 FEET ALONG A CURVE TO THE LEFT HAVING AN EXTERNAL RADIUS OF 50 FEET WITH THE SOUTHERLY CUL-DE-SAC LINE OF MILLCREEK PLACE TO A POINT AT THE SOUTHWEST CORNER OF LOT NO. 803; THENCE SOUTHEASTWARDLY 160.77 FEET ALONG THE SOUTHERLY LINE OF LOT NO. 803 TO AN IRON STAKE (FOUND) IN THE WESTERLY LINE OF SAID ROAD TO AN IRON STAKE (SET) AT THE NORTHEAST CORNER OF LOT NO. 798; THENCE SOUTHWESTWARDLY 61.82 FEET ALONG THE NORTHERLY LINE OF LOT NO. 798 TO AN IRON STAKE (SET) AT THE SOUTHEAST CORNER OF LOT NO. 801; THENCE NORTHWESTWARDLY 191.03 FEET ALONG THE EASTERLY LINE OF LOT NO. 801 TO THE POINT OF BEGINNING, AS SHOWN ON PLAT OF SURVEY MADE BY BEN W. SMITH, DATED JULY 12, 1990.

WHEREAS, at said sale Bankers Trust Company of California, N. A., as custodian or trustee by its Attorney-In-Fact Advanta Mortgage was the highest and best bidder, therefor, for the sum of \$65,438.61 and the same was then and there struck off to Bankers Trust Company of California, N. A., as custodian or trustee by its Attorney-In-Fact Advanta Mortgage and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW, THEREFORE, I, John C. Morris, III, Substitute Trustee, for the consideration of \$65,438.61 do hereby convey the above described property to Bankers Trust Company of California, N. A., as custodian or trustee by its Attorney-In-Fact Advanta Mortgage.

I convey only such title as is vested in me as Substitute Trustee.

Walter Spicer #11794542

WITNESS MY SIGNATURE, this the	13th day of	June	, 2001
MUS			
JOHN C. MORRIS, III, SUBSTITUTI	TRUSTEE		

STATE OF LOUISIANA

PARISH OF OUACHITA

OTARY

AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:

1820 AVENUE OF AMERICA MONROE, LA 71201

318-330-9020/na

GRANTEE:

ADVANTA MORTGAGE 10790 RANCHO BERNARDO RD SAN DIEGO CA 92127 215-323-3310

MY DOCUMENT WAS PREPARED BY:

JOHN C. MORRIS, III 1820 AVENUE OF AMERICA MONROE, LA 71201 318-330-9020



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI COUNTY OF DESOTO

Cyndi Pittman personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper

consecutive times, as follows, to-wit:

has been made in said paper	consecutive times, as follows, to-wit:
SUBSTITUTE TRUSTEE'S NOTICE	
OF SALE STATE OF MISSISSIPPI COUNTY OF DESOTO	22 422
COUNTY OF DESOTO	Volume No. 106 on the 23 day of 90 and 90 , 2001
September, 1998, Walter Coleman	<u> </u>
Spicer and Rachel A. Spicer,	Volume No. 106 on the 30 day of Mark, 2001
delivered a certain Deed of Trust	Volume No. 700 on the OC day of 1777
unto Transcontinental Title Co.,	101
Trustee for Mortgage Corporation of America Reneficiary to secure an	Volume No. 106 on the 6 day of Yune, 2001
indebtedness therein described,	
which Deed of Trust is recorded in the office of the Chancery Clerk of	Volume No. 100 on the 13 day of 9 u.e., 2001
DeSoto County, Mississippi in Book	Tolding to.
1036 at Page 726; and	Volume No on the day of, 2001
1999, Mortgage Corporation of	volume No off the day of, 2001
STATE OF MISSISSIPTI COUNTY OF DESOTO WHEREAS, on the 3rd day of September, 1998, Watter Coleman Spicer and Rachel A Spicer, husband and wile, executed and delivered a certain Deed of Trust unto Transcontinental Title Co., Trustee for Mortgage Corporation of America, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippl in Book 1036 at Page 726; and WHEREAS, on the 24th day of August, 1999, Mortgage Corporation of America, assigned said Deed of Trust unto Bankers Trust Compeny of California, N.A., as custodian or trustee, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1310 at Page 287 and re-recorded in Book 1317 at Page 795; and	^
of California, N.A., as custodian or	() 1. D=1
trustee, by instrument recorded in	a Pillia
the office of the aforesaid Unancery Clerk in Book 1310 at Page 287 and	
re-recorded in Book 1317 at Page	
795; and WHEREAS on the 28th day of	
February, 2001, the holder of said	
Deed of Trust substituted and appointed John C. Morris III. as	
Trustee in said Deed of Trust, by	15 0/
Instrument recorded in the office of	Sworn to and subscribed before me, this Sworn to an object to a sworn to a
Book 1310 at Page 290 and re-	<u> </u>
re-recorded in Book 1317 at Page 795; and WHEREAS, on the 28th day of February, 2001, the holder of sald Deed of Trust substituted and appointed John C. Morris, III, as Trustee in sald Deed of Trust, by Instrument recorded in the office of the aforesaid Chancery Clerk in Book 1310 at Page 280 and re-recorded in Book 1317 at Page 798; and	
Book 1310 at Page 290 and re- recorded in Book 1317 at Page 798; and WHEREAS, default having been made in the payments of the Indebtedness secured by the said Deed of Trust, having requested the undersigned so to do, on the 15th day of June, 2001, I will, during legal hours, at public outcry, ofter for sale and will sell, at the Main front door of the DeSoto County, Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit: LOT 802, SECTION D, GREENBROOK SUBONYISION, IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE: 7 WEST, CITY OF SOUTHAVEN, DESOTO COUNTY, MISSISSIPPI, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: BEGIN AT A POINT IN THE	Sworn to and subscribed before me, this 13 day of June, 2001 By Judy 21. (Douglas)
in the payments of the indebtedness	BY XIId N M. () QUOSAR SIN SIN SIN
and the holder of said Deed of Trust,	The state of the s
having requested the undersigned so	
I will, during legal hours, at public	NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
outcry, offer for sale and will sell, at	NOTATIF PUBLIC STATE OF MISSISSIFF TALE LANGE
County Courthouse at Hernando.	MY COMMISSION EXPIRES: January 16, 2005
Mississippi, for cash to the highest	BONDED THRU Dixie Notary Service, INC.
bidder, the following described land and properly situated in DeSolo	· · · · · · · · · · · · · · · · · · ·
County, Mississippi, to-wit:	DESO!
LOT 802, SECTION D. GREENBROOK SUBDIVISION IN SECTION 19	A. Single first Insertion of 584 words @ .12 \$ 70.08
TOWNSHIP 1 SOUTH, RANGE 7	A. Single first insertion of O 7 words @ .12 \$
WEST, CITY OF SOUTHAVEN,	B. 3 subsequent insertions of 1752 words @ .10 \$ 175. 20
AS SHOWN ON PLAT RECORDED	
IN PLAT BOOK 9, PAGES 42 AND	C. Making proof of publication and deposing to same \$ 9.00
CHANCERY CLERK OF DESOTO REVERSE CURVATUE	
COUNTY, MISSISSIPPI, AND SOUTHERLY CUL-DE	-SAC LINE
DESCRIBED AS FOLLOWS TO CONTINUE NORTHEA	E; THENCE STWARDI V
CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT: BEGIN AT A POINT IN THE EFFT LANDIG A CUE	STWARDLY RVE TO THE EXTERNAL BOAD TO AN IRON STAKE (SET) HOAD TO AN IRON STAKE (SET)
SOUTHERLY LINE OF MILLOREEK RADIUS OF SO FEET	EXTERNAL WITH THE ROAD TO AN IRON STAKE (SET) MADE BY BEN W. SMITH, DATED
PLACE 173.65 FEET SOUTHERLY CUL-DE	SAC LINE AT THE NORTHEAST CORNER OF JULY 12, 1990.
TANGENT INTERSECTION OF THE POINT AT THE S	CE TO A LOT NO 798 THENCE I will only convey such title as is vested
SOUTHERLY LINE OF MILLCREEK CORNER OF LOT	NO. 803; ALONG THE NORTHERLY LINE OF WITNESS MY SIGNATURE, this 14th
WIT: BEGIN AT A POINT IN THE SOUTHERLY LINE OF MILLCREEK PLACE 173.65. FEET NORTHEASTWARDLY FROM THE TANGENT INTERSECTION OF THE SOUTHERLY LINE OF MILLCREEK PLACE WITH THE EASTERLY LINE OF BRIDGEWOOD DRIVE. SAID POINT BEING THE NORTHEAST CORNER OF LOT 801; THENCE NORTHEASTWARDLY 7.0 FEET ALONG A CURVE TO THE RIGHT ALONG A CURVE TO THE RIGHT	OUTHWEST WARDLY 61.82 FEET In me as Substitute Trustee. ALONG THE NORTHERLY LINE OF WITHOUT OF ALONG THE NORTHERLY LINE OF LOT NO. 798 TO AN IRON STAKE day of May, 2001. BLOT NO. CORNER OF LOT NO. 801; SUBSTITUTE TRUSTEE LINE OF 191.03 FEET ALONG THE MESTWARDLY 1820 AVE. OF AMERICA THENCE EASTERLY LINE OF LOT NO. 801 LINE OF 191.03 FEET ALONG THE MONROE, LA 71201 THENCE EASTERLY LINE OF LOT NO. 801 14.100 FEET ALONG THE MONROE, LA 71201 THENCE EASTERLY LINE OF LOT NO. 801
POINT BEING THE NORTHEAST SOUTHERLY LINE OF	LOT NO. CORNER OF LOT NO. 801; SUBSTITUTE TRUSTEE
NORTHEASTWARDLY 7.0 FEET IN THE WESTERN	E (FOUND) THE NOT INVESTIGATED THE MONPOE LA 71201
ALONG A CURVE TO THE RIGHT SWINNEA ROAD;	THENCE EASTERLY LINE OF LOT NO. 801 318-330-9020
WIT: BEGIN AT A POINT IN THE SOUTHERLY LINE OF MILLCREEK PLACE 173.65 FEET NORTHEASTWARDLY FROM THE TANGENT INTERSECTION OF THE SOUTHERLY LINE OF MILLCREEK PLACE WITH THE EASTERLY LINE OF BRIDGEWOOD DRIVE. SID POINT BEING THE NORTHEAST CORNER OF LOT BOIL THENCE NORTHEASTWARDLY 7.0 FEET ALONG A CURVE TO THE RIGHT HAVING AN INTERNAL RABIUS OF 100 FEET TO A POINT OF 86625 Highway 51 North. ST	TOTAL PUBLISHER'S FEE: \$ 70 0 0 EXTERNAL WITH THE SAC LINE CE TO A DOUTHWEST NO. 803. STWARDLY STWARD
8625 Highway 51 North Si	outhaven, MS 38671 • 662.393.6397 • Fax: 663.393.6463
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